



THE CITY OF SAN DIEGO

REPORT TO THE HEARING OFFICER

HEARING DATE: December 15, 2004

REPORT NO. HO 04-196

ATTENTION: Hearing Officer

SUBJECT: LYNCH/JUNEAU RESIDENCES - PROJECT NUMBER 5941

LOCATION: 527 Genter Street and 528 Glenview Lane

APPLICANT: Duncan Lynch

SUMMARY

Requested Action - Should the Hearing Officer approve Coastal Development Permit No. 9795 and Map Waiver No. 126780 to demolish the existing single family residence and construct two new two-story, single family residences, each with an attached two-car garage?

Staff Recommendation -

1. CERTIFY Negative Declaration No. 5941;
2. APPROVE Coastal Development Permit No. 9795; and
3. APPROVE Map Waiver No. 126780.

Community Planning Group Recommendation – On February 5, 2004, the La Jolla Community Planning Association voted 10-0-0 to recommend approval of the project with no conditions (Attachment 11).

Environmental Review - A Negative Declaration Report No. 5941 has been prepared for the project in accordance with State of California Environmental Quality Act (CEQA) Guidelines.

BACKGROUND

The proposed coastal development is located within the RM-1-1 Zone, Coastal Overlay (non-appealable) and Coastal Height Limitation Overlay zones of the La Jolla Community Plan. The project site is located at 527 Genter Street and 528 Glenview Lane (a named alley), between Sea Lane to the north, La Jolla Boulevard to the west, Arenas Street to the south and Draper Avenue to the east. The property is surrounded on the north, south, east and west by residential development of varied scales and architectural styles. The topography for the existing developed site is relatively flat and gently slopes to the northeast with a grade difference of approximately seven feet. The site is currently improved with a 1,400 square-foot one-story single family residence and a detached one-car garage built in 1950.

DISCUSSION

The owners are proposing to demolish the existing single family residence along with the existing detached garage and construct two new two-story, single family residences, each with an attached two-car garage.

The proposed 2,622 square-foot, two-story single family residence will front Genter Street and will consist of two bedrooms, three bathrooms, office, living room, kitchen, two-car garage, a balcony off of the master bedroom and a roof deck. The proposed 2,621 square-foot two-story single family residence will front Glenview Lane and will consist of two bedrooms, two bathrooms, family room, kitchen, patio, two-car garage, a second floor balcony, and a roof deck.

The exterior elevations will consist of white colored stucco, clay tile roofing and vinyl clad windows. Proposed grading would consist of 42 cubic yards of cut for a maximum depth of cut of two feet. Approximately 34 cubic yards of material will be exported offsite. The project also proposes a retaining wall along the western property line with a maximum height of four feet.

Map Waiver Discussion

A Map Waiver is being sought along with the requested Coastal Development Permit for the construction of the two residential units for condominium purposes and to waive the requirements to underground existing overhead utilities. The map proposes the subdivision of a 7,000 square-foot site into one lot for the two residential units. The applicant is requesting that the City waive the requirement to underground the existing overhead utility lines adjacent to the project site. The conversion involves a short span of overhead utility lines (less than 600 feet in length). The waiver is requested specifically for the overhead service running on the Southside of Genter Street. There are no utility poles fronting the property on Genter Street or fronting the rear property on Glenview Lane. The City's Undergrounding Master Plan for Fiscal Year 2004 designates the site within Block 1E and is proposed to be undergrounded in Fiscal Year 2006 (Attachment 13).

San Diego Municipal Code Section 144.0240 allows the subdivider to apply for a waiver of the requirement to underground the existing overhead utilities within the boundary of the subdivision, or within the abutting public rights of way. Staff has determined the undergrounding waiver request qualifies under the guidelines of the San Diego Municipal Code

regulating Map Waivers and Council Policy 600-25, regulating undergrounding of existing utilities.

CONCLUSION

Staff has determined the proposed coastal development is consistent with the current policies and regulations of the City of San Diego. The project as proposed would be visually compatible with the character of the surrounding area and would blend in with the existing residential development and neighborhood. The proposed coastal development is consistent with the recommended land use, design guidelines, and development standards in effect for this site per the adopted La Jolla Community Plan, La Jolla – La Jolla Shores Local Coastal Program Land Use Plan, RM-1-1 zone, Coastal Overlay and Coastal Height Limitation Overlay zones. Staff recommends the Hearing Officer certify Negative Declaration No. 5941, approve Coastal Development Permit No. 9795 and Map Waiver No. 126780.

ALTERNATIVES

1. Approve Coastal Development Permit No. 9795 and Map Waiver No. 126780, with modifications.
2. Deny Coastal Development Permit No. 9795 and Map Waiver No. 126780, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,

Vena Lewis,
Development Project Manager

Attachments:

1. Aerial Photograph
2. Community Plan Land Use Map
3. Project Location Map
4. Project Data Sheet
5. Project Site Plan(s)
6. Map Waiver Exhibit
7. Project Plans
8. Draft Map Waiver Resolution
9. Draft Permit with Conditions
10. Draft Resolution with Findings
11. Community Planning Group Recommendation

12. Ownership Disclosure Statement
13. Residential Underground Projects
14. Project Chronology
15. Negative Declaration No. 5941